

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JANUARY 12, 2015**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

William Smeltzer	Member
William Tice	Member
Charles Allwein, Sr	Member
Kevin M George	Member
Cheri Grumbine	Twp Manager

Absent	Darlene Martin	Member
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Also in attendance at this meeting was Jason Chernich of Steckbeck Engineering, Brent McFeaters of Matthew & Hockley Assoc and other individuals.

The Pledge of Allegiance was recited.

APPOINTMENT – William Smeltzer

During the January re-organizational meeting the Supervisors approved re-appointment for Bill Smeltzer.

MEETING MINUTES from December 8, 2014 are ready for action from the Commission.

MOTION was made and seconded to approve the December 8, 2014 meeting minutes. Motion was unanimously carried.

REORGANIZATION OF COMMISSION MEMBERS

MOTION was made and seconded to appoint the last year's Officers to remain for the year 2015, Darlene Martin as Chairperson and William Smeltzer as Vice-Chair. Motion unanimously carried.

PUBLIC COMMENTS

The public offered no comments this evening.

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW & RECOMMENDATION TO BOARD

A.) LVEDC Lot #4 Subd Location/Zoned: Lebanon Rails Business Park/ Industrial

The Commission members reviewed the plan for the Rails to Trails location which is marked as Lot #4 of the Lebanon Business Rails Park and is owned by the Lebanon Valley Economic Development Corp. Jason Chernich of Steckbeck Engineering was present to discuss any questions or comments. Some conversation was held about the proposed trail which will be located along Hanford Drive.

MOTION was made and seconded to receive the LVEDC Lot #4 Subd Plan. Motion unanimously carried.

LVEDC Lot #4 Subd (con't)

The Commission has also been asked to take action on this plan for recommendation to the Supervisors. Member Smeltzer asked his fellow members if they had any more discussion on this plan. It is a simple subdivision to allow for the placement of the Rails to Trails and the recommending letter from Lebanon County Planning Dept has been received. No further comments were added.

MOTION was made and seconded to recommend approval to the Board of Supervisors on the LVEDC Lot #4 Subd Plan. Motion unanimously carried.

B.) David/ Arlene Rank Subd Lot Additions Location/Zoned: Kochenderfer Rd/Edna St
David/ Arlene Rank Request for Planning Waiver & Non Building Declaration

Member Smeltzer reminded the Commission that this plan had been on the agenda at the last meeting. The plan involves lot additions to 2 different parcels, 1 on Kochenderfer Rd and the other parcel located off Edna St. The lot additions are restricted by a non-building status and cannot be used for construction of any dwellings. Member Smeltzer asked for any questions or comments. There were no comments offered.

MOTION was made and seconded to recommend approval for the David/ Arlene Rank Lot Addition Plans. Motion unanimously carried.

MOTION was made and seconded to authorize Vice-Chair Smeltzer's signature on the Request for Planning Waiver & Non-Building Declaration on the David/Arlene Rank Lot Addition Plans. Motion unanimously carried.

PLANS ON HOLD WITH LCPD

**A.) Joseph John Pennsylvania Realty LLC (Always Bagels) Final Subd/ Land Dev
Phase II & III**

Location/Zoned: Lebanon Rails Business Park

This plan is still on hold as there is nothing new being submitted.

B.) Dollar General Land Dev/ Lot Addition Plan

Location/Zoned: State Rte 72 N/C2A

Date Submitted: 11/21/2014

North Lebanon Twp has not generated any comments to Lebanon County Planning Dept as the main concerns revolve around the ingress/ egress from State Rte 72 N. A scoping meeting with PADOT is scheduled at PADOT tomorrow, 1/03/2015. The outcome of that meeting will impact comments for the entire project.

RECEIVING NEW PLANS

The only plans received tonight have already been discussed previously.

ITEMS FOR DISCUSSION/ COMMENTS FORM COMMISSION MEMBERS

A.) Summary 2014 PC Activities

The Commission had received the summary report previously via email for review. Commission members are asked to make any comments pertaining to the 2014 Annual Summary prior to submission to the Supervisors. A short discussion was held about the activities for 2014 and all members agreed to the report as written.

MOTION was made and seconded to approve the Annual Summary of Planning Commission Activities for 2014 and to forwarding to the Board of Supervisors. Motion unanimously carried.

B.) 2015 Meeting Dates

A list of the 2015 meeting dates had been provided to the Commission members via email.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L. George
Recording Secretary